

MORTGAGE

GREENVILLE CO. S.C.
AUG 27 4 46 PM '80

THIS MORTGAGE is made this 25 day of August 1980 between the Mortgagee, WILLIAM R. McKIBBON, JR. and SUSAN B. McKIBBON (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

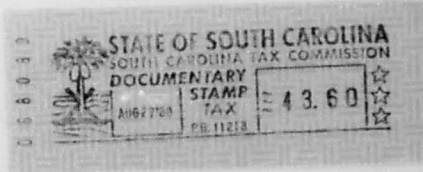
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED NINE THOUSAND AND NO/100 (\$109,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2010

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE State of South Carolina:

ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on Lake Fairfield Drive, in Greenville County, South Carolina, and being shown as Lot No. 90 on plat of Lake Forest, made by Piedmont Engineering Service, July, 1953, recorded in the RMC Office for Greenville County, SC in Plat Book GG, page 17, and a more recent plat entitled "Property of William R. McKibbon, Jr. and Susan B. McKibbon, dated August 25, 1980, prepared by Carolina Surveying Co., and recorded in the RMC Office for Greenville County in Plat Book S-D, page 86, and having according to the more recent plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Lake Fairfield Drive at the joint front corner of Lots No. 89 & 90 and running thence with the common line of Lots No. 89 & 90 S. 39-21 E., 234.1 feet to an iron pin at the joint rear corner of Lots No. 89 & 90; thence turning and running along the rear line of Lot 90 S. 66-23 W., 134.2 feet to an iron pin at the joint rear corner of Lots 90 & 91; thence turning and running along the common line of Lot 90 & 91 N. 33-54 W., 202.0 feet to an iron pin on Lake Fairfield Drive; thence turning and running with Lake Fairfield Drive N. 52-43 E., 110.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the above named mortgagor by Helen C. Schleuning, formerly Helen C. Asbury to be recorded of even date herewith.



which has the address of 222 Lake Fairfield Drive, Lake Forest Subdivision, Greenville (Street) (City) South Carolina 29615 (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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